

ARCHITECTURAL REVIEW BOARD

March 11, 1986

MEMBERS PRESENT: Paul Cable
Norm Dooley
Stewart Harrod
Jouett Sheeting (4)

MEMBER ABSENT: Richard Taylor (1)

There being a quorum, the meeting was called to order by Chairman Cable.

The minutes of the meeting of March 3, 1986 were not available at this time.

The first item of business on the agenda was a request from the First United Methodist Church for approval for the exterior remodeling of the structure at 320 Wapping Street. The proposed work includes removal of a metal fire escape, the closure of one window and the installation of a new entrance and porch. Mr. Randy Shipp, City Main Street Manager, was present and gave the staff report on this item. Mr. Shipp noted that the property is in the Special Historic zone district. He stated that the applicant wishes to convert this structure into a combination church office and classrooms. To accommodate this new use, some exterior changes would be required. Mr. Shipp stated that these changes included the closure of a small window to the rear of the structure, the removal of a metal fire escape from the rear courtyard area, the closure of the doorway to the fire escape, and the introduction of a new entrance, with porch and handicap ramp, on the Washington Street elevation. Mr. Shipp stated that the applicant is submitting two designs for the new entrance and the porch for the Board's consideration. The first design consisted of a gabled roof with dentil work supported by four round columns, which relates closely to Classical Architectural styling. The second design relates to the Victorian porch that currently exists on the front of the structure.

Mr. Shipp stated that the subject property is a two story brick structure that was built c.1812. During the first half of the nineteenth century, Gothic Revival details were added; however, during the latter half, a Victorian porch and ornamentation were constructed. Mr. Shipp added that property is located in the Corner-In-Celebrities and would be considered contributing. Mr. Shipp stated that the presence of three definable architectural styles (Federal, Gothic Revival and Victorian) add to the significance of the structure.

Mr. Shipp stated that Sections 17.102 A, 17.102 C, 17.102 E, 17.102 F and 17.102 G were applicable regulations of the Zoning Ordinance for this request.

Mr. Bill Sturm, on behalf of Historic Frankfort, was present and stated that they had concerns of a new entrance on Washington Street. Mr. Sturm stated that this area could be impacted by a new entrance.

Mr. Clinton Don Wood, owner of the property, was present and stated that this new entranceway was picked to go on the Washington Street elevation because it would provide easy access into the Church office. He added that he did not think this would detract from the property. He stated that accessibility in the back of the property is not good. Mr. Granville Coblin, architect for the property, stated that the ramp would be under 30' long.

Mr. Coblin stated that the ramp could be bricked around and then put wrought iron on.

Following further discussion, a motion was made by Mr. Dooley to approve Plan B (the design incorporates the elements of the existing front porch) and also that the rail level be even with the porch and that the area be bricked to modify the severity of the ramp. The motion was seconded by Mr. Harrod and carried unanimously.

The next item of discussion was a request from James D. Liebman and Herbert D. Liebman for approval for the exterior remodeling of the structure at 324 W. Main Street. The proposed work includes the rebuilding of the chimneys and the removal of the porch addition. Mr. Shipp gave the staff report on this item. Mr. Shipp stated that the property is zoned Special Historic. Mr. Shipp stated that in July of 1985 the previous owner of the property requested permission for the demolition of the building at 324 W. Main Street. This approval was given; however, since that time the building has been purchased by the current owners. These individuals are now proposing to rehabilitate the building and use it for professional offices with the possibility of the future development of some residential space.

The work would include the removal of a small frame enclosure of a portion of the front porch, the replacement of the five deteriorated block and stucco columns with wooden ones of the same configuration and the repair of the chimneys.

Mr. Shipp stated that Sections 17.102 A, 17.102 B and 17.102 G are applicable for this request. The Board commended Mr. Liebman for the restoration work of this property. Following further discussion, a motion was made by Mr. Harrod that the request be approved and a Certificate of Appropriateness be issued. The motion was seconded by Mr. Dooley and carried unanimously.

The next item of business on the agenda was a request from Mr. C. C. Moore for approval for exterior remodeling at 121 Shelby Street. The proposed work is for the application of vinyl siding. Mr. Shipp gave the staff report on this request. He stated that the property is zoned Special Capital. Mr. Shipp stated that the applicant would put siding on that would have the appearance of 4" lap siding. Mr. Shipp stated that the subject property is located within the South Frankfort Historic District and would be considered a contributing structure. Mr. Shipp stated that the work on this property has begun and was stopped until action is taken by this Board.

Mr. Shipp stated that Sections 17.102 A and 17.102 F apply to this request. Mr. Shipp stated that a phone call was received from Michael Nichols, an adjacent property owner, stating he had no objections to the request.

Mr. Moore stated that the trim would be covered because it was very deteriorated; however, he stated that they would try and make it look like the original architecture. Mr. Gary Wilson, contractor for Mr. Moore, stated that they would use the existing profile of the trim work. Following further discussion, a motion was made by Mr. Sheeting that the request be approved and a Certificate of Appropriateness be issued as long as much detail as possible is maintained. The motion was seconded by Mr. Dooley and carried unanimously.

A motion was made by Mr. Sheeting to adjourn. The motion was seconded by Mr. Harrod and carried unanimously.